



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1 -508-336-2961

MEMORANDUM

To: The Board of Selectmen

From: Planning Board

Date: November 3, 2010

Re: Housing Production Plan

A final draft of the Housing Production Plan has been completed (see attached), which identifies the Town's housing needs and strategies for addressing those needs. Once this Plan is certified by the State, the Town is protected against 40B projects that are deemed inconsistent with the Town's needs as long as these strategies are implemented.

The following housing needs are indisputable and based on the latest demographic data:

- Dramatic rise in elderly population ó 12% last decade
- Decrease in young family population ó 12% last decade
- Limited number of existing rental units ó 11% of housing stock
- Limited supply of affordable/subsidized housing ó 3.5%/1.6% of housing stock
- Town's median household income equals \$72,500. Low to moderate income households are defined as those earning 80% of the median, which is \$58,000 ($\pm 42\%$ of the Town's residents earn less than 80% of the median income).
- Current zoning bylaws do not allow for affordable housing production ó average house lot $\pm 50K$ sq. ft. valued at $\pm \$135K$

Here are the strategies proposed to meet the aforementioned needs:

- Revise zoning bylaws to promote affordable housing and diverse housing types that meet the needs of Seekonk citizens.
- Create an Affordable Housing Trust Fund and establish a committee to oversee its management and the promotion of the creation of affordable housing.
- Explore municipal opportunities for the development of affordable housing.

In order for the State to certify this plan, the BOS is required to adopt it and submit it to the Department of Housing & Community Development. The Planning Board has already endorsed this Plan.